



City of Santa Barbara
Airport Department

DATE: March 21, 2007
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – Kenneth Hill

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Kenneth Hill, a Sole Proprietor, for 750 square feet of Building 117, 705-B Norman Firestone Road, at the Santa Barbara Airport, effective March 1, 2007, for a monthly rental of \$1,116, exclusive of utilities.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

Mr. Hill has been an Airport tenant since 1982, operating an aircraft sales and brokerage business. The Premises will be used as offices for the brokerage operation. One employee works at this location. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$1.488 per square foot and is comparable to other buildings on the Airport for similar use and in similar condition. The proposed rent represents a 3.4% increase over the previous rental. Mr. Hill will also pay monthly utilities charges of \$32.66 or metered amount, whichever is greater, for water and \$27.20 for sewer service.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map